



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 4, 2022
2111-PUD-27
Exhibit 1

Petition Number: 2111-PUD-27

Project Name: TowneRun

Subject Site Address: Northwest corner of West 146th Street and Towne Road (the "Property")

Petitioner: LOR Corporation

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture

Approximate Acreage: 26.94 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan & Hub Layout
4. Proposed Ordinance 21-45
5. Mixed Use Character Exhibits
6. Townhome Character Exhibits
7. Paired Villas Character Exhibits
8. Buffer Yard Exhibit
9. Typical Lot Landscaping Exhibit
10. Amenity Plan
11. Updated Narrative Statement
12. Issue List Response
13. Public Comment
14. Neighborhood Meeting Summary
15. Redlined Ordinance 21-45 (changes since December 6, 2021, Advisory Plan Commission Meeting)

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 14**. The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting. The project was last before the Plan Commission at the December 6, 2021, Advisory Plan Commission meeting, where they received additional feedback on the project.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into three areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different areas, for which the underlying zoning is:

Area	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Paired Villa Hub	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

- A. Bed and Breakfast (B&B) *
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 60 Townhouse Dwelling Units. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B)).

Paired Villa Hub: A maximum of 25 Duplex Dwelling buildings (or 50 Duplex Dwelling Units).

General Regulations for the Mixed Use Hub: UDO Article 4.14 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.	15 ft
		Rear	20 ft
Maximum Building Height	2 stories	45 ft	

General Regulations for the Townhome Hub: UDO Article 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Five (5) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	0 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard
	Rear Yard	0 ft	Rear Yard	No equivalent standard
Staggered Front Building Setback	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building	

		Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum	No equivalent standard	
Minimum Lot Width	No minimum	No equivalent standard	
Maximum Building Height	3 stories	35 feet	
Minimum Living Area	1,500 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Each Townhouse Dwelling would have a 20 ft driveway. Additional parking for visitors, at least 16 spaces, shall be provided in addition to the driveways.

General Regulations for the Paired Villa Hub: UDO 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Paired Villa Hub		UDO (SFA)	
Minimum Lot Area	10,000 sq ft (per Duplex Dwelling building)		No minimum	
Minimum Lot Frontage	50' (per Duplex Dwelling building)		No minimum	
Minimum Building Setback Lines	Front Yard	20 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	7.5 ft	Side Yard	No equivalent standard

	Rear Yard	15 ft**	Rear Yard	No equivalent standard
	**No Duplex Dwelling shall be constructed within 105' of the west property line.			
Staggered Front Building Setback	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft		Structures with no vinyl exterior siding	25 ft
Minimum Lot Width	85' (per Duplex Dwelling building)		No equivalent standard	
Maximum Building Height	Story and one-half		35 feet	
Minimum Living Area	1,400 sf per dwelling unit, ground floor		A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
			Single-story	1,300 sf
			Story and one-half	1,600 sf
			Two-story	1,800 sf

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District (UDO 5.3) would also apply to the Mixed Use Hub, per the proposed ordinance. For the purposes of the proposed ordinance, any reference to State Highway 32 shall apply to 146th Street and Towne Road.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas would be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** Article 6.3 Architectural Standards shall not apply. Instead, the architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) would apply to the Mixed Use Hub instead of UDO 6.3(F). The Mixed Use Hub character exhibit (**Exhibit 5**) illustrates the character and quality of the buildings. The State Highway 32 Overlay District makes several references to standards application as they relate to State Highway 32; the PUD specifies that these references will apply to both Towne Road and 146th Street.
- **Residential Areas:** Article 6.3 Architectural Standards shall not apply. Instead, the following standards shall apply:
 - o **Townhome Hub:**
 - Townhome Dwellings would be constructed in substantial compliance with the Townhome Elevations (**Exhibit 6**).

- The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
- As proposed, the PUD requires masonry on the first floor front façade of each Building and a 24" masonry wainscot on all other facades. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
- Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
- Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
- The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.
- Paired Villa Hub:
 - Paired Villas would be constructed in substantial compliance with the Paired Villa elevations (**Exhibits 7**).
 - The Paired Villas would be configured for one-story living with an optional loft area no larger than 50% of the main floor. This would be in compliance with the height limit of a story and one-half.
 - The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
 - As proposed, the PUD requires at least an 18" masonry wainscot on the front façade of each Building. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
 - Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
 - Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
 - The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
 - Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.
 - The proposed ordinance requires a minimum 70 square foot rear covered patio area for each Dwelling Unit.

Landscape Standards:

- **Street Trees:** The PUD specifies that Street Trees would be required within the Townhome Hub and Paired Villa Hub, which are the only places that the UDO would require Street Trees (i.e., not in the Mixed Use Hub, UDO 6.8(J)(1)). The PUD provides clarification that Street Trees would not be required along Alleys. It also would permit street trees to be located outside of, but within ten feet of, the right-of-way. The UDO requires Street Trees to be placed within the right-of-way, but does give the Director discretion to allow Street Trees be placed on the adjacent Lot or Common Area within ten feet of the Right-of-way (6.8(J)(2)).
- **External Street Frontage:** External Street Frontage requirements would not apply, per the PUD. Instead, the PUD requires a 30 foot deep landscaped area along 146th Street in the Paired Villas Hub. This area would consist of a minimum of 4 evergreens, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet, as well as a 3-foot undulating mound. The UDO (6.8(M)) would require:
 - Residential uses: A landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
 - Nonresidential uses: A landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** Buffer Yard standards would not apply. Instead, a buffer yard would be provided abutting existing AG-SF1 districts in substantial compliance with the Buffer Yard Exhibit (**Exhibit 8**), which provides a 90 foot buffer with a 6-8 ft mound and 4 shade trees, 4 evergreen trees, 2 ornamental trees, and 10 shrubs per 100 lineal feet. The UDO would require Buffer Yard B (40 feet wide with a 4 ft mound and 4 shade trees, 4 evergreen trees, 10 shrubs per 100 lineal feet) between AG-SF1 and the Paired Villa Hub (SFA: Single Family Attached).
- **Tree Preservation:** Viable trees within 10 feet of the west and north boundary shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to “take reasonable measures to...minimize the destruction of significant tree specimens” and sets standards for preservation.
- **Minimum Lot Landscaping:** Minimum Lot Landscaping would not apply, but instead the following shall apply:
 - Front yards would be sodded, the remainder of the Lot shall be seeded.
 - The Townhome Hub would be landscaped in substantial compliance with the Townhome Typical Lot Landscaping exhibit (**Exhibit 9**); including at least 4 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.
 - The Paired Villa Hub would be landscaped in substantial compliance with the Paired Villa Typical Lot Landscaping exhibit (**Exhibit 9**); including 8 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 2 Shade trees, 1 ornamental or evergreen tree, and 4 shrubs.

Sign Standards:

- **Mixed Use Hub:**
 - **Monument sign:** One monument sign would be permitted in compliance with the UDO (6.17(J)(2)(a)(ii)).

- **Wall Signs:** Wall signs for all buildings would follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5)). The PUD modifies the Center In-Line Tenant sign standards to say that a “Front Façade” can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the “Front Façade” as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8)), however those standards would not apply.
- **Townhome Area Hub:** One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.
- **Paired Villa Hub:** One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.

Parking and Loading Standards: 20% of parking spaces would be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5)) to 8 feet by 18 feet. The number of spaces would be determined by the Director based on data from the applicant, which is in accordance with the UDO’s Parking Space requirements for “other uses” (6.14(G)(11)(n)).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Article 8.6 would not apply. Amenities and Open Space would be provided in substantial compliance with the Amenity Plan (**Exhibit 10**). Amenities would include passive recreation open space, two seating areas, bocce ball, pickleball, and a dog park.

The UDO would require 35% Open Space (8.6(B)(1)) and 5 Qualifying Amenities (8.6(H)(2)) for SFA: Single-family Attached Districts.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City’s Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

CHANGES SINCE PUBLIC HEARING

Areas: When this item first received its public hearing, it consisted of three areas: the Mixed Use Hub, the Lifestyle Amenities Hub, and the Townhome Hub. After several revisions to the proposed hubs – including a draft presented at the December 6, 2021, Plan Commission Meeting which included two Single Family Hubs – the current draft of the ordinance includes the following hubs: The Mixed Use Hub, the Townhome Hub, and the Paired Villas Hub. This has resulted in significant changes to the concept plan.

Uses: The number of Townhouse Dwelling Units has also decreased from 130 Units to 60 Units, with the addition of 50 Paired Villa Units.

General Regulations: For the Mixed Use Hub, maximum building height has been reduced from 3 stories to 2 stories. In the Townhome Hub, the maximum dwelling units per building has been reduced from 6 units to 5 units. With the addition of the Paired Villa Hub, associated development standards have been added to the PUD.

Development Standards:

The petitioner has provided details regarding the Buffer Yard adjacent to AG-SF1 properties (**Exhibit 8**). and External Street frontage in the Paired Villas Hub. Initially Street Tree standards did not apply, but now these standards would apply with modifications. Lot Landscaping standards have also been refined in the most recent draft of the ordinance.

There is also further clarification on the number of monument signs.

Design Standards: In the previous ordinance, the Lifestyle and Amenities Hub shown on the concept plan counted toward the required Open Space. Now the Lifestyle and Amenities Hub has been eliminated, and instead Open Space and Amenities will be provided in substantial compliance with the Amenity Plan exhibit (**Exhibit 10**).

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Local Commercial” are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for “Local Commercial” include:

- (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
- (ii) require the size, materials, color, and design of buildings to be unique to Westfield;
- (iii) break up parking areas with landscaping or buildings;
- (iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
- (v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
- (vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
- (vii) require buffering between commercial and residential uses; and
- (viii) utilize frontage roads to minimize traffic conflicts.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.